



Features & Upgrades

26 N BROOKSE DGE CIRCLE

Exterior:

- Classic brick exterior
- Covered front entry
- Fully fenced backyard
- Mature trees
- Retractable back patio awning
- Irrigation system
- Two-car garage

Interior:

- One-story floor plan
- Hardwood/wood flooring
- High and vaulted ceilings
- Neutral interior spaces
- Gas-log fireplace
- Spacious utility room
- Abundant natural light

Kitchen:

- Gas cooktop
- Walk-in pantry
- Breakfast area
- Breakfast bar/pass-through
- Tile flooring
- Large kitchen skylight
- Direct connection to den
- Appliances convey (refrigerator, microwave, oven/range, dishwasher)

Living & Dining:

- Spacious vaulted den
- Gas-log fireplace
- Formal living room
- Formal dining room
- Multiple spaces that can adapt to different needs
- Front living/dining areas suitable for office, playroom, hobby or additional living space

Primary Suite:

- Vaulted ceiling
- Backyard-facing window
- Dual vanities
- Separate soaking tub
- Separate shower
- Vanity space
- Large walk-in closet
- Built-in closet shelving

Secondary Bedrooms & Bath:

- Three secondary bedrooms
- Full secondary bathroom
- Split-bedroom layout

Flex / Functional Spaces:

- Formal living area
- Formal dining area
- Breakfast area
- Spacious den
- Multiple options for home office, playroom, hobby space or second living area

Systems & Major Components:

- Roof — 2020
- HVAC — 2018
- Water heater — 2021
- Gas cooking
- Irrigation system

Community & Location:

- Established Alden Bridge neighborhood
- Park directly across the street
- The Woodlands parks and pathways nearby
- Convenient to Research Forest
- Convenient to FM 2978 and FM 1488
- Close to grocery stores, Walmart and Target
- Nearby restaurants and local library
- Conroe ISD / The Woodlands High School

**Select furniture is available for purchase separately. Please ask the listing agent for details.*